

1 BILL NO. R-86-09- 12

2 DECLARATORY RESOLUTION NO. R-66-86

3 A DECLARATORY RESOLUTION designating  
4 an "Economic Revitalization Area"  
5 under I.C. 6-1.1-12.1 for property  
6 commonly known as Conastoga Drive,  
7 Centennial Industrial Park, Fort  
8 Wayne, Indiana. (Fort Wayne Foundry  
9 Corp., Machining Division Cole Pattern  
10 & Engineering Co., Inc., Petitioner).

11 WHEREAS, Petitioner has duly filed its petition dated  
12 September 12, 1986, to have the following described property  
13 designated and declared an "Economic Revitalization Area" under  
14 Division 6, Article II, Chapter 2 of the Municipal Code of the  
15 City of Fort Wayne, Indiana, of 1974, as amended, and I.C. 6-1.1-  
16 12.1, to-wit:

17 Part of Section 28, Township  
18 31 North, Range 12 East, Allen  
19 County, Indiana, more particularly  
20 described as follows:

21 Commencing at the Southeast corner  
22 of the West half of the Southeast  
23 Quarter of Section 28, Township  
24 31 North, Range 12 East, Allen  
25 County, Indiana; thence West  
26 along the South line of the  $W\frac{1}{2}$   
27 of the  $SE\frac{1}{4}$  of Sec. 28-31-12,  
28 and the South line of the  $E\frac{1}{2}$   
29 of the  $SW\frac{1}{4}$  of Sec. 28-31-12,  
30 a distance of 1475.0 feet; thence  
31 North with a deflection angle  
32 to the right of 89 degr. 54 min.  
20 sec. and parallel to the East  
line of the  $W\frac{1}{2}$  of the  $SE\frac{1}{4}$  of  
Sec. 28-31-12, a distance of  
701.45 feet; thence East with  
a deflection angle to the right  
of 89 degr. 45 min. 20 sec. and  
parallel to the South line of  
Centennial Industrial Park Section  
III, as recorded in the plat  
thereof in the Office of the  
Recorder of Allen County, Indiana,  
a distance of 155.0 feet to the  
point of beginning; thence North  
with a deflection angle to the  
left of 89 degr. 45 min. 20 sec.  
and parallel to the East line  
of the  $W\frac{1}{2}$  of the  $SE\frac{1}{4}$  of Sec.  
28-31-12, a distance of 392.8  
feet; thence East with a deflection  
angle to the right of 89 degr.

1 45 min. 20 sec. parallel to the  
2 South line of Centennial Industrial  
3 Park, Section III, a distance  
4 of 520.0 feet; thence South with  
5 a deflection angle to the right  
6 of 90 degr. 14 min. 40 sec. and  
7 parallel to the East line of  
8 the  $W\frac{1}{2}$  of the  $SE\frac{1}{4}$  of Sec. 28-31-12,  
9 a distance of 392.8 feet; thence  
West with a deflection angle  
to the right of 89 degr. 45 min.  
20 sec. parallel to the South  
line of Centennial Industrial  
Park, Section III, a distance  
of 520.0 feet to the point of  
beginning, containing 4.689 acres;

10 said property more commonly known as Conastoga Drive, Centennial  
11 Industrial Park, Fort Wayne, Indiana;

12 WHEREAS, it appears that said petition should be pro-  
13 cessed to final determination in accordance with the provisions  
14 of said Division 6.

15 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL  
16 OF THE CITY OF FORT WAYNE, INDIANA:

17 SECTION 1. That, subject to the requirements of Section  
18 4, below, the property hereinabove described is hereby designated  
19 and declared an "Economic Revitalization Area" under I.C. 6-1.1-  
20 12.1. Said designation shall begin upon the effective date of  
21 the Confirming Resolution referred to in Section 3 of this Resolu-  
22 tion and shall continue for one (1) year thereafter. Said desig-  
23 nation shall terminate at the end of that one-year period.

24 SECTION 2. That upon adoption of this Resolution:

25 (a) Said Resolution shall be filed with the Allen  
26 County Assessor;

27 (b) Said Resolution shall be referred to the Committee  
28 on Finance and shall also be referred to the De-  
29 partment of Economic Development requesting a re-  
30 commendation from said department concerning the  
31 advisability of designating the above designated  
32 area an "Economic Revitalization Area";



(c) Common Council shall publish notice in accordance with I.C. 5-3-1 of the adoption and substance of this Resolution and setting this designation as an "Economic Revitalization Area" for public hearing;

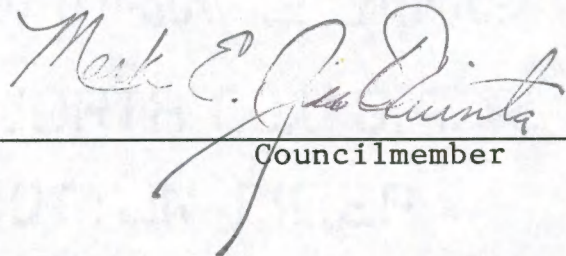
(d) If this Resolution involves an area that has already been designated an allocation area under I.C. 36-7-14-39, then the Resolution shall be referred to the Fort Wayne Redevelopment Commission and said designation as an "Economic Revitalization Area" shall not be finally approved unless said Commission adopts a resolution approving the petition.

SECTION 3. That, said designation of the hereinabove described property as an "Economic Revitalization Area" shall only apply to a deduction of the assessed value of real estate and personal property for new manufacturing equipment.

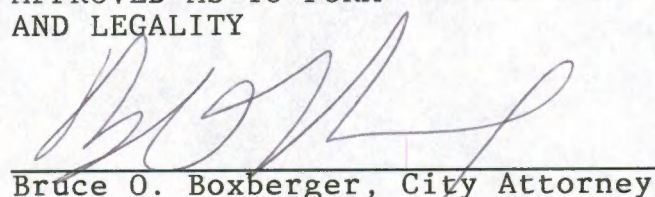
SECTION 4. That this Resolution shall be subject to being confirmed, modified and confirmed or rescinded after public hearing and receipt by Common Council of the above described recommendations and resolution, if applicable.

SECTION 5. That it is the preliminary intent of Common Council to recommend a ten (10) year deduction from the assessed value of the real property. The length of the deduction will be finally determined by Common Council, pursuant to I.C. 6-1.1-12.1-3(b), after receipt of the owner's application from the County Auditor.

SECTION 6. That this Resolution shall be in full force and effect from and after its passage and any and all necessary approval by the Mayor.

  
Councilmember

APPROVED AS TO FORM  
AND LEGALITY

  
Bruce O. Boxberger, City Attorney



Read the first time in full and on motion by \_\_\_\_\_, seconded by \_\_\_\_\_, and duly adopted, read the second time by title and referred to the Committee \_\_\_\_\_ (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Chambers, City-County Building, Fort Wayne Indiana, on \_\_\_\_\_, the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ .M., E.

DATE: \_\_\_\_\_

SANDRA E. KENNEDY, CITY CLERK

Read the ~~third~~ time in full and on motion by Gia Quinta, seconded by Samuel J. Talarico, and duly adopted, placed on its passage. PASSED (EOST) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>9</u>	_____	_____	_____	_____
<u>BRADBURY</u>	<u>✓</u>	_____	_____	_____	_____
<u>BURNS</u>	<u>✓</u>	_____	_____	_____	_____
<u>EISBART</u>	<u>✓</u>	_____	_____	_____	_____
<u>GiaQUINTA</u>	<u>✓</u>	_____	_____	_____	_____
<u>HENRY</u>	<u>✓</u>	_____	_____	_____	_____
<u>REDD</u>	<u>✓</u>	_____	_____	_____	_____
<u>SCHMIDT</u>	<u>✓</u>	_____	_____	_____	_____
<u>STIER</u>	<u>✓</u>	_____	_____	_____	_____
<u>TALARICO</u>	<u>✓</u>	_____	_____	_____	_____

DATE: 9-23-86

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (ANNEXATION) (APPROPRIATION) (GENERAL) (SPECIAL) (ZONING MAP) ORDINANCE (RESOLUTION) NO. 27-66-86 on the 23rd day of September, 1986,

ATTEST:

(SEAL)

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Samuel J. Talarico  
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 24th day of September, 1986, at the hour of 11:00 o'clock A. .M., E.S.T.

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 24 day of September, 1986, at the hour of 3:00 o'clock P. .M., E.S.T.

Win Moses, Jr.  
WIN MOSES, JR., MAYOR

AN APPLICATION TO  
THE CITY OF FORT WAYNE, INDIANA  
FOR DESIGNATION OF PROPERTY AS AN  
"ECONOMIC REVITALIZATION AREA"

RECEIVED  
SEP 12 1986  
ECONOMIC  
DEVELOPMENT

APPLICATION FOR THE FOLLOWING TYPE OF PROPERTY:

\_\_\_\_\_ Real Estate Improvements  
\_\_\_\_\_ Personal Property (New Manufacturing Equipment)  
  X   Both Real Estate Improvements & Personal Property

A. GENERAL INFORMATION

Applicant's Name: Fort Wayne Foundry Corp., Machining Division  
Cole Pattern & Engineering Co., Inc.

Address of Applicant's Principle Place of Business:

4910 Lima Road

Fort Wayne, IN 46808

Phone Number of Applicant: (219 ) 483-1171

Street Address of Property Seeking Designation:

Centenniel Park - Conastoga Drive - See Survey attached.

S.I.C. Code of Substantial User of Property: \_\_\_\_\_

B. PROJECT SUMMARY INFORMATION:

	<u>YES</u>	<u>NO</u>
Is the project site solely within the city limits of the City of Fort Wayne	<u>  X  </u>	<u>    </u>
Is the project site within the flood plain?	<u>    </u>	<u>  X  </u>
Is the project site within the rivergreenway area?	<u>    </u>	<u>  X  </u>
Is the project site within a Redevelopment Area?	<u>  X  </u>	<u>    </u>
Is the project site within a platted industrial park?	<u>  X  </u>	<u>    </u>
Is the project site within the designated downtown area?	<u>    </u>	<u>  X  </u>
Is the project site within the Urban Enterprise Zone?	<u>    </u>	<u>  X  </u>
Will the project have ready access to City Water?	<u>  X  </u>	<u>    </u>
Will the project have ready access to City Sewer?	<u>  X  </u>	<u>    </u>
Is any adverse environmental impact anticipated by reason of operation of the proposed project?	<u>    </u>	<u>  X  </u>



C. ZONING INFORMATION

What is the existing zoning classification on the project site? M-2

What zoning classification does the project require? M-2

What is the nature of the business to be conducted at the project site?  
Pattern making and aluminum casting machining engineering offices

D. Real Estate Abatement:

Complete this section of the application only if in future will request a deduction from assessed value for real estate improvements.

What structure(s) (if any) are currently on the property?  
None

What is the condition of structure(s) listed above? None

Current assessed value of Real Estate: Purchase Price \$132,000.00

Land \_\_\_\_\_

Improvements \_\_\_\_\_

Total \_\_\_\_\_

What was amount of Total Property Taxes owed during the immediate past year? \_\_\_\_\_ for year 19\_\_.

Give a brief description of the proposed improvements to be made to the real estate.

Plan to build initial 24,000 sq. ft. manufacturing facility with office.

Cost of Improvements: \$ 542,000.00 Facility/Parking Lot

Development Time Frame:

When will physical aspects of improvements begin? within 60 days

When is completion expected? Within 150 days

E. PERSONAL PROPERTY ABATEMENT:

Complete this section of the application only if in future will request a deduction from assessed value for installation of new manufacturing equipment.

Current Assessed Value of Personal Property: \$188,486.00

What was amount of Personal Property Taxes owed during the immediate past year? \$8,559.38 for year 1985.

Give a brief description of new manufacturing equipment to be installed at the project site.

Additional pattern making equipment

Machining lines to machine casting

Cost of New Manufacturing Equipment? \$ 3,000,000.00

Development Time Frame:

When will installation begin of new manufacturing equipment? May, 1987

When is installation expected to be completed? June, 1987

F. PUBLIC BENEFIT INFORMATION:

How many permanent jobs currently are employed by the applicant in Allen County? 28

How many permanent jobs will be created as a result of this project?  
120

Anticipated time frame for reaching employment level stated above?  
Approx. 5 years

What is the nature of those jobs?

Machine operators, quality control, manufacturing engineer, general office

Undesirability of Normal Development:

What evidence can be provided that the property on which the project is located "has become undesirable for, or impossible of, normal development and occupancy because of lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development or property or use of property"?

Cole Pattern is currently too crowded to expand or purchase new "state of the art" pattern equipment. Casting machining project will result in bringing machining work currently in Michigan into Fort Wayne as retooling of current designs occur.

In what Township is project site located? Washington

In what Taxing District is project site located? \_\_\_\_\_



G. CONTACT PERSON:

Name & Address of Contact Person for further information if required:

Richard Cole/Paul Hanson

4910 Lima Road

Fort Wayne, IN. 46808

Phone Number of Contact Person (219) 483-1171

I hereby certify that the information and representation of this Application and attached exhibits are true and complete.

Signature of Applicant

Date

EXHIBITS:

The following exhibits must be attached to the application for it to be considered complete:

1. Legal Description of Property
2. Check for application fee of \$50.00 to be made payable to City of Fort Wayne.
3. Owners Certificate (if applicant is not the owner of property to be designated).



"ECONOMIC REVITALIZATION AREA"  
PROCEDURE  
FORT WAYNE, INDIANA

---

Applicant receives an application for designation  
of property as an "Economic Revitalization Area"

Application is completed and filed in office of  
Division of Economic Development; along with  
application fee

Application is reviewed  
and Economic Development  
recommendation is prepared

Law office prepares resolution  
to designate area and a resolu-  
tion to confirm designation

Both resolutions are introduced  
to City Council

Resolution to confirm  
designation is sent  
to Committee on Finance

Resolution to  
designate area is  
approved

Applicant presents project to  
Committee on Finance

City Council holds a public hearing

City Council votes on Resolution  
to confirm designation

Applicant files for deduction of  
assessed value with County Auditor

County Auditor requests City Council  
to recommend period of deduction

Law office prepares Resolution for  
Entitled Deduction

Resolution is introduced to  
City Council and placed  
into Finance Committee

Applicant gives update report of  
project to Committee on Finance

City Council votes on Resolution  
for Entitled Deduction

Certified copy of Resolution  
is sent to County Auditor

---

## CERTIFICATE OF SURVEY

---

OFFICE OF:

### DONOVAN ENGINEERING

JOHN R. DONOVAN P.E. No. 9173 P.L.S. No. 9921 INDIANA  
FRANCIS X. MUELLER P.L.S. No. SO193 INDIANA  
GREGORY L. ROBERTS P.L.S. No. SO548 INDIANA  
FORT WAYNE, INDIANA

---

The undersigned Civil Engineer and Land Surveyor hereby certifies that he has made a resurvey of the real estate shown and described below.

Measurements were made and corners perpetuated as shown hereon, in accordance with the true and established lines of the property described, and in conformity with the records in the office of the County Recorder, ALLEN County, Indiana. No encroachments existed, except as noted below.

The description of the real estate is as follows, to wit: Part of Section 28, Township 31 North, Range 12 East, Allen County, Indiana, more particularly described as follows:

Commencing at the Southeast corner of the West half of the Southeast Quarter of Section 28, Township 31 North, Range 12 East, Allen County, Indiana; thence West along the South line of the  $W\frac{1}{2}$  of the  $SE\frac{1}{4}$  of Sec. 28-31-12, and the South line of the  $E\frac{1}{2}$  of the  $SW\frac{1}{4}$  of Sec. 28-31-12, a distance of 1475.0 feet; thence North with a deflection angle to the right of 89 degr. 54 min. 20 sec. and parallel to the East line of the  $W\frac{1}{2}$  of the  $SE\frac{1}{4}$  of Sec. 28-31-12, a distance of 701.45 feet; thence East with a deflection angle to the right of 89 degr. 45 min. 20 sec. and parallel to the South line of Centennial Industrial Park Section III, as recorded in the plat thereof in the Office of the Recorder of Allen County, Indiana, a distance of 155.0 feet to the point of beginning; thence North with a deflection angle to the left of 89 degr. 45 min. 20 sec. and parallel to the East line of the  $W\frac{1}{2}$  of the  $SE\frac{1}{4}$  of Sec. 28-31-12, a distance of 392.8 feet; thence East with a deflection angle to the right of 89 degr. 45 min. 20 sec. parallel to the South line of Centennial Industrial Park, Section III, a distance of 520.0 feet; thence South with a deflection angle to the right of 90 degr. 14 min. 40 sec. and parallel to the East line of the  $W\frac{1}{2}$  of the  $SE\frac{1}{4}$  of Sec. 28-31-12, a distance of 392.8 feet; thence West with a deflection angle to the right of 89 degr. 45 min. 20 sec. parallel to the South line of Centennial Industrial Park, Section III, a distance of 520.0 feet to the point of beginning, containing 4.689 acres.



SUMMARY SHEET & ECONOMIC DEVELOPMENT RECOMMENDATION  
FOR  
"ECONOMIC REVITALIZATION AREA"  
IN  
CITY OF FORT WAYNE, INDIANA

Name of Applicant: Fort Wayne Foundry Corp., Machining Division Cole Pattern & Eng.

Site Location: 4910 Lima Road  
Fort Wayne, IN 46808

Councilmanic District: 3rd Existing Zoning: M-2

Nature of Business: Pattern making and aluminum casting machining engineering offices

Project is located in the following:

	<u>Yes</u>	<u>No</u>
Designated Downtown Area	<u>      </u>	<u>XX</u>
Urban Enterprise Zone	<u>      </u>	<u>XX</u>
Redevelopment Area	<u>XX</u>	<u>      </u>
Platted Industrial Park	<u>XX</u>	<u>      </u>
Flood Plain	<u>      </u>	<u>XX</u>

Description of Project:

Plan to build initial 24,000 Sq. Ft. manufacturing facility with offices.

Type of Tax Abatement: Real Property XX Manufacturing Equipment XX

Estimated Project Cost: \$ 3,542,000.00 Permanent Jobs Created: 120

STAFF RECOMMENDATION:

As stated per the established policy of the Division of Economic Development, the following recommendations are hereby made:

- 1.) Designation as an "Economic Revitalization Area" should be granted. XX Yes        No
- 2.) Designation should be limited to a term of 1 year(s).
- 3.) The period of deduction should be limited to 10 year(s).

Comments: This is the type of operation that employs a large number of unskilled and semi-skilled people. Fort Wayne has a great need for these types of jobs.

Staff [Signature]  
Date 9-18-86

Director [Signature]  
Date 9/19/86

DIGEST SHEET

TITLE OF ORDINANCE Declaratory Resolution ②-86-09-12

DEPARTMENT REQUESTING ORDINANCE Economic Development

SYNOPSIS OF ORDINANCE A Declaratory Resolution designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for p perty commonly known as Conastoga Drive, Centennial Industrial Park, Fort Wayne, Indiana. (Fort Wayne Foundry Corp., Machining Division Cole Pattern & Engineering Co., Inc., Petitioner).

EFFECT OF PASSAGE A 24,000 sq. ft. manufacturing facility with office will be constructed adding approximately 120 new jobs to the community. Cole Pattern is currently too crowded to expand or purchase new "state of the art" pattern equipment. Casting machining project will result in bringing machining work currently in Michigan into Fort Wayne as retooling of current designs occur.

EFFECT OF NON-PASSAGE Opposite of the above.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \$3,542,000.00

ASSIGNED TO COMMITTEE (PRESIDENT) \_\_\_\_\_



BILL NO. R-86-09-12

REPORT OF THE COMMITTEE ON FINANCE

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS

REFERRED AN (~~ORDINANCE~~) (RESOLUTION) designating an "Economic  
Revitalization Area" under I.C. 6-1.1-12.1 for property commonly  
known as Conastoga Drive, Centennial Industrial Park, Fort Wayne,  
Indiana, (Fort Wayne Foundry Corp., Machining Division Cole Pattern  
& Engineering Co., Inc., Petitioner)

HAVE HAD SAID (~~ORDINANCE~~) (RESOLUTION) UNDER CONSIDERATION AND BEG  
LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID (~~ORDINANCE~~)  
(RESOLUTION) \_\_\_\_\_

YES

NO

Mark E. GiaQuinta  
MARK E. GIAQUINTA  
CHAIRMAN

Charles B. Redd  
CHARLES B. REDD  
VICE CHAIRMAN

Paul M. Burns  
PAUL M. BURNS

Janet G. Bradbury  
JANET G. BRADBURY

James S. Stier  
JAMES S. STIER

CONCURRED IN 9-23-86

SANDRA E. KENNEDY  
CITY CLERK